

# PLUG AND PLAY SUBLEASE OPPORTUNITY

## 470 CHURCH RD.

Southaven, MS 38671

### SUMMARY

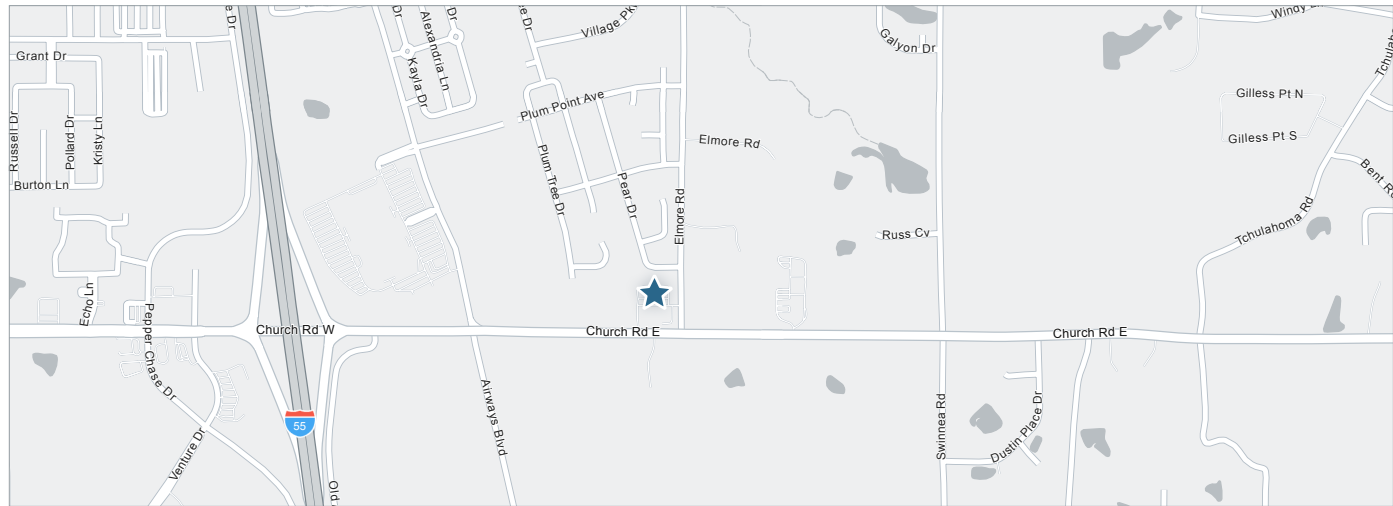
**ASKING RATE**  
NEGOTIABLE

**TERM**  
THRU  
5/30/2028

**AVAILABLE SPACE:**  
1,190 SF

### HIGHLIGHTS

- Available for immediate occupancy
- Prime Southaven location, just 1/4 mile from I-55
- LXP 5/30/28, furniture is in place and is available for use and turnover to subtenant @ lease term
- High traffic counts: 24,000 VPD on Church Rd / 52,000 VPD on I-55
- Fully built-out office space with:
  - Open work area with huddle and meeting rooms
  - Private offices with glass entries
  - Conference room
  - Reception and waiting area
  - Breakroom/café with cabinetry and sink
  - ADA restrooms
- Furniture in place and available for subtenant use and turnover at lease commencement
- Located in a retail/office center with ample parking
- Surrounded by strong co-tenants: State Farm, CitiFinancial, Southaven Vision Center, and others



### CONTACT INFORMATION

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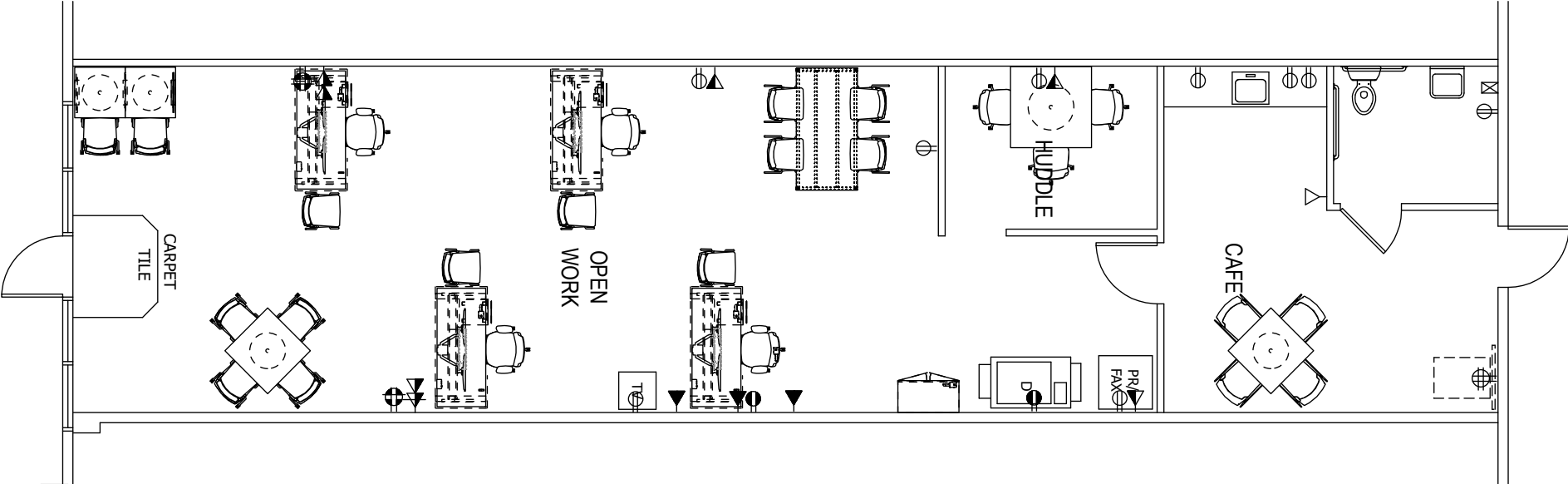
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## FLOOR PLAN



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